

140 Rundle Crescent

Canmore, Alberta

MLS # A2237056



\$3,200,000

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|-------------|--|------------|----|
| Heating: | Zoned | Water: | - |
| Floors: | Tile, Wood | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Crawl Space, Partial | LLD: | - |
| Exterior: | Stone, Wood Siding | Zoning: | R2 |
| Foundation: | Combination | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Pantry, Separate Entrance, Skylight(s), Storage, Walk-In Closet(s) | | |
| Inclusions: | None | | |

With origins rooted in the early 20th century, this storied residence at 140 Rundle Crescent embodies a rare blend of historical integrity and contemporary mountain elegance. Originally constructed over a century ago and floated down the Bow River from the Georgetown mining site, the home has since been masterfully expanded and restored into a sanctuary of calm and character. Thoughtfully reimagined, the interiors unfold with warm, layered textures and inviting volumes. The second level hosts a tranquil primary retreat and two guest bedrooms, while a lofty third-storey room with private deck offers flexibility as a studio, office, or additional guest space. The main level features a dedicated office or family room, ideal for remote work or hosting. A legal one-bedroom suite above the garage enhances the property’s versatility. Set on an 8,471-square-foot R2 duplex lot with lane access, the home is framed by curated outdoor living spaces, mountain views, and a mature garden anchored by a charming greenhouse and shed. Just steps from the Bow River and within easy reach of downtown Canmore, this heritage home is a celebration of timeless design and alpine living.